MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

JULY 3, 2018

CALL TO ORDER:
Mayor Patino called the meeting to order at 5:00 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Stilwell, City Attorney Trujillo, and Deputy City Clerk Cleary.

PUBLIC COMMENT
There were no requests to speak.

RECESS
Mayor Patino recessed to a Closed Session at 5:01 p.m. for a Public Performance Evaluation pursuant to Government Code Section 54957, Title: City Manager.

INVOCATION
Juan Torres of the Salvation Army gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG
Councilmember Boysen led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino reconvened the meeting and called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino.

STAFF MEMBERS PRESENT
City Manager Stilwell, City Attorney Trujillo, Director of Human Resources & Records Anderson, Principle Engineer Beas, Interim Deputy Director of Utilities Cantu, Fire Chief Champion, Police Commander Dunn, Director of Finance Harvey, City Librarian Housel, Community Programs Manager Narez, Director of Community Development Ng, Assistant City Manager Wiemiller, Director of Utilities Springer, and Deputy City Clerk Cleary.

CLOSED SESSION REPORT
City Attorney Trujillo announced that there was no reportable action associated with the Closed Session item.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS
There were no proclamations.

2. PUBLIC COMMENT
Sara Macdonald thanked the City for repairing sidewalks. She also requested that the City consider establishing a mental health facility.

Gale McNeeley expressed concern about recent immigrant issues.

3. CONSENT CALENDAR:
Councilmember Boysen stated he would be abstaining from voting on Item 3-2A (CDBG Allocations) due to a conflict of interest.

Consent Calendar Items 3-1A through 3-5B (except Item 3-2A) were approved on motion by Councilmember Waterfield, seconded by Councilmember Boysen, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Councilmember Moats asked to pull Item 3-2A for discussion.

Councilmember Boysen left the Chambers at 5:38 p.m. due to the conflict with Item 3-2A.

Councilmember Moats noted that all the Councilmembers received a letter from Meals on Wheels asking to be considered for funding. He inquired as to whether giving them additional funding would be possible at this point.

Community Programs Manager Narez responded that, at the March 20th Council meeting, contingencies had been adopted to evenly distribute any extra funding among all of the agencies that were selected to receive funding (likewise, if funding were less than expected, money would be evenly taken away from each agency). The action tonight is the Final Action Plan approval process and any changes would require another 30-day public review which would require the item to be brought before Council again on August 7th, and would allow staff only a few days to submit the Final Action Plan by its deadline of August 16th. This would result in a delay of funding, as well.

Councilmember Waterfield asked how much additional funding had been received.

Community Programs Manager Narez responded that an additional $20,000 had been received in Public Services which was divided by 17 organizations.

Councilmember Moats withdrew his request.

Consent Calendar Item 3-2A was approved on motion by Councilmember Waterfield, seconded by Councilmember Cordero, and carried on the following vote: 4-0-1

AYES: Councilmembers Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: Councilmember Boysen
ABSTAIN: None

Councilmember Boysen returned to the Chambers at 5:42 p.m.

3-1A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.
3-1B. MINUTES
The Minutes of the regular meeting of the City Council of June 19, 2018, were approved as submitted.

3-1C. RECLASSIFICATIONS AND SALARY UPDATES AS A RESULT OF BUDGET APPROVAL
Resolution No. 2018-71 was adopted authorizing the creation of new classifications, modifications to specifications, reclassifications to existing positions, adjustments to salary ranges, abolishing classifications no longer in use as a result of the adoption of the 2018-20 City Budget.

Resolution No. 2018-71 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING NEW CLASSIFICATIONS, MODIFICATIONS TO SALARY RANGES AND JOB SPECIFICATIONS, AND ABOLISHING JOB CLASSIFICATIONS AS A RESULT OF THE ADOPTION OF THE 2018-20 BUDGET.

Resolution No. 2018-72 was adopted amending the Conflict of Interest Code as a result of the adoption of the 2018-20 City Budget.

Resolution No. 2018-72 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING APPENDIX "A" OF THE CONFLICT OF INTEREST CODE FOR DESIGNATED FILERS OF THE CITY OF SANTA MARIA.

3-2A. CDBG PUBLIC SERVICE & CAPITAL DEVELOPMENT ALLOCATIONS
Resolution Nos. 2018-73 and 2018-74 were adopted approving the Public Service and Capital Development allocations under the Community Development Block Grant (CDBG) Program for Fiscal Year 2018-19.

Resolution No. 2018-73 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE PUBLIC SERVICE ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2018-19.

Resolution No. 2018-74 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE CAPITAL DEVELOPMENT ACTIVITIES AND ALLOCATIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2018-19.

3-2B. FINAL SUPPLEMENTAL EIR FOR SANTA MARIA REGIONAL LANDFILL UPDATE
Resolution No. 2018-75 was adopted approving an addendum to the Final Supplemental Environmental Impact Report for the Santa Maria Regional Landfill facility permit update project.

Resolution No. 2018-75 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING AN ADDENDUM FOR THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE SANTA MARIA REGIONAL LANDFILL FACILITY PERMIT UPDATE PROJECT.

3-3A. WARRANTS
Warrant No. 214936 to 215215 totaling $2,333,525.42 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

3-3B. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance and having been approved for payment by the Director of Finance.

3-4A. AGREEMENT BETWEEN HOUSING AUTHORITY AND POLICE DEPARTMENT
Resolution No. 2018-76 was adopted approving the original and first amended agreements between the City of Santa Maria and the Housing Authority of Santa Barbara County for law enforcement services, and authorizing and directing the Chief of Police to enter into the second amendment to this agreement.

Resolution No. 2018-76 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE ORIGINAL AND FIRST AMENDED AGREEMENTS BETWEEN THE CITY OF SANTA MARIA AND THE HOUSING AUTHORITY OF SANTA BARBARA COUNTY FOR LAW ENFORCEMENT SERVICES, AND AUTHORIZING AND DIRECTING THE CHIEF OF POLICE TO ENTER INTO THE SECOND AMENDMENT TO THIS AGREEMENT.

3-5A. SUPPLEMENTAL WATER RATE INCREASE TO NON-RESIDENTIAL CUSTOMERS
Resolution No. 2018-77 was adopted authorizing a rate increase for the sale of supplemental water to non-residential customers served by Golden State Water Company outside of the City of Santa Maria.

Resolution No. 2018-77 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING A RATE INCREASE FOR THE SALE OF SUPPLEMENTAL WATER TO NON-RESIDENTIAL CUSTOMERS SERVED BY GOLDEN STATE WATER COMPANY.

3-5B. AGREEMENT FOR T-MOBILE CELL SITE AT ATKINSON PARK
Resolution No. 2018-78 was adopted authorizing the Director of Utilities to enter into a new Communications Site License Agreement with T-Mobile West, LLC for the lease of a communications site on a portion of property at Atkinson Park, and any extensions and modifications consistent with the terms of the Agreement.

Resolution No. 2018-78 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING AND DIRECTING THE DIRECTOR OF UTILITIES TO ENTER INTO A COMMUNICATIONS SITE LICENSE AGREEMENT WITH T-MOBILE WEST LLC FOR THE LEASE OF A COMMUNICATIONS SITE ON A PORTION OF PROPERTY AT ATKINSON PARK, 1000 NORTH RAILROAD AVENUE.

REGULAR BUSINESS

4-AB. PRESENTATION OF COMMUNITY SURVEY RESULTS AND CALLING OF THE 2018 GENERAL ELECTION. The City Council received a presentation of the results from a recent Community Survey regarding the extension of Measure U2012; adopted Resolutions required in conjunction with calling and giving notice of the General Municipal Election to be held on November 6, 2018, to elect certain officers and for the submission to the voters of a Public Safety/Essential Services Measure U2018; and introduced an ordinance repealing and replacing in its entirety Chapter 3-8A of Title 3 of the Santa Maria Municipal Code with a Public Safety and Essential Services Transactions and Use Tax.

Presentation – Recent Survey Results

City Manager Stilwell gave a presentation as detailed in the Council Agenda Report. Having reached out to the community of Santa Maria earlier in the year, staff learned that Measure U was working as intended to fund City services that were highly desired by the community. The Measure brings in roughly $4.5 to $5 million per year, with 91 percent being allocated to public safety. The Measure expires December 31, 2021, and funds 27 public safety positions and 5 other positions.

Staff also received some frustration from the community that the State had taken away local revenue that impacted services. The State has taken away 55 million dollars from the City by taking away property taxes, eliminating the redevelopment agency, and skimming property tax administration fees. The community supported having local funding for local services that the State would not be able to take away.

If voters extend existing funding, this Measure would provide a significant source of local funding that would maintain and protect Santa Maria's public safety and quality of life services.

Overall, the community expressed interest in having the opportunity to consider additional funding for public safety and essential City services.

Public Information Manager Van de Kamp reported on the results of the recent survey conducted by Godbe Research (a public opinion polling firm). The results indicated that 74 percent of survey respondents had a favorable impression of the job the City was doing to provide services; 52 percent believed the City was going in the right direction; and 74 percent indicated support of a local funding extension measure.

Police Commander Dunn spoke on the results of police outreach to the community saying the majority of residents expressed interest in maintaining and enhancing services, not reducing them. With the City growing as fast as it was, additional resources would be needed to keep up with public safety demands.

Fire Chief Champion reported that Measure U fully funds the staffing for Fire Station No. 5, and the City's Emergency Resources Specialist position. The funds have also helped the department provide quicker response times to incidents. Continuing the funding would allow for increased training and expansion throughout the City.

Councilmember Waterfield asked if anyone had reached out to members of the LISTOS program to get their feedback on Measure U.

Fire Chief Champion responded that staff had reached out to members of LISTOS and the CERT programs, and they had also shown support for continuing the Measure.

City Manager Stilwell continued saying that primary concerns with residents were all related to public safety, and programs focused on at-risk youth and services that support youth. The proposed ballot language addresses these priorities and proposes a one-cent sales and use tax to maintain or enhance essential services, including neighborhood police patrols; firefighter staffing; gang suppression and enforcement; crime, graffiti, and vandalism prevention; keeping quality 9-1-1 emergency medical response times; library hours; recreation programs; addressing homelessness; focusing on at-risk youth programs; and providing durable fiscal stability until ended by voters. Measure U funding cannot be taken away by the State, will have a local fiscal oversight board, and will have annual audits completed by an independent auditor.
The proposed ballot question was included in the resolution calling the election. State law requires the ballot question be no more than 75 words.

Santa Maria was not alone in seeking a sales tax measure. Communities across the State are supporting additional funding to maintain and support their city's services. Carpinteria is proposing a 1.25 percent sales and use tax this November. Santa Barbara voters approved a 1 percent sales and use tax last November that went into effect in early 2018. Most people in California live in cities with higher sales and use tax rates than what is proposed for Santa Maria. Bay Area cities generally have a rate of 9 percent, and Los Angeles communities generally have a rate of 9.5 percent, with quite a few over 10 percent. If the Measure U renewal was approved by voters in November, Santa Maria's rate would be 8.75 percent.

Councilmember Boysen asked if there would be a sunset provision to the Measure.

City Manager Stilwell responded that the wording would include a provision allowing for voters to end the Measure.

Councilmember Moats commented that a sales tax was a regressive tax, and might be harmful to low-income residents.

Calling the General Municipal Election of November 6, 2018

City Manager Stilwell continued his presentation saying that every two years the City conducts a General Municipal Election to elect officers to represent its residents. The Mayor, four members of the City Council, and the ceremonial positions of City Clerk and City Treasurer are all elected to four-year terms. The terms for the four members of the City Council are staggered with only two seats up for election every two years to provide consistency and stability on the City Council. The positions of Mayor, City Clerk, and City Treasurer only appear on the ballot every four years. Resolutions were included in meeting materials provided to the City Council to call and give notice for the holding of a General Municipal Election on November 6, 2018, for the election of certain officers as required by the provisions of the laws of the State and California, and for submission to the voters for approval of a question relating to the extension of Measure U2012 enhancing the local transactions and use tax to one cent.

The City's General Municipal Election is always held in conjunction with the Statewide General Election in November of every even year pursuant to the Santa Maria Municipal Code. The City consolidates with the County of Santa Barbara Elections Division which then conducts the election, tallies the results, and supplies the City with certified election results. The upcoming election will be the first Municipal Election where Councilmembers would be elected by district. Candidates for Council for Districts 3 and 4 will be on the November ballot. The nomination period for candidates will run from July 16th through August 10th. If an incumbent does not file nomination papers to run for re-election in a district, the nomination period will be extended to August 15th for that district. Candidates for Districts 1 and 2 will be on the November 2020 ballot. A resolution was also included requesting the Board of Supervisors consolidate the City's General Municipal Election with the Statewide General Election; and requesting certain services from the County for election of Councilmembers from Districts 3 and 4, and submission to the voters of a question to extend and enhance the local transactions and use tax.

The costs for printing the candidates' statements of qualifications in the sample ballot are recovered from the candidates. All ballots, information in the sample ballot, and all information submitted to voters must be published in both English and Spanish. Staff proposed that the deposit be $1,000. A resolution establishing regulations for candidates' statements was included in the meeting materials received by the City Council.

If the Council decided to place Measure U on the ballot, two other resolutions were included in the agenda packet. One resolution sets priorities for filing written arguments, and gives the Mayor first priority to submit an argument supporting the measure; and directs the City attorney to prepare an impartial analysis. The other resolution provides for the filing of rebuttal arguments. The impartial analysis, arguments and rebuttals would appear in the sample ballot pamphlet.

Introduction of Measure U2018 Ordinance

City Manager Stilwell closed his remarks saying that the third part of the agenda item was to introduce an ordinance repealing provisions in the Santa Maria Municipal Code related to Measure U, and replacing it with new language related to the extension and enhancement of Measure U. The ordinance change would replace language in Chapter 3-8A of Title 3 of the Santa Maria Municipal Code with the Public Safety and Essential Services Transactions and Use Tax. The second reading and adoption of the ordinance would be at the next meeting of the City Council.

The State Board of Equalization determined that the proper reading of Revenue and Taxation Code Section 7285.9 requires the City Council to not only introduce a local taxation ordinance before the election where voters approve it, but also the City Council must adopt the ordinance before the election as well. The ordinance could not take effect until it was approved by the voters. If it was not approved by voters it would become null and void.

The City Council can place a Measure before the voters, can endorse it, and can authorize one or more of its members to write arguments in favor of the Measure, the City Council and the City cannot spend public funds to promote the passage of the Measure once the Measure is placed on the ballot.

Councilmember Cordero asked if extending Measure U would begin at the end of the current Measure U2012 (in 2020) or if it would be immediate.

City Manager Stilwell responded that the new Measure U would replace the current Measure U beginning in March or April 2019.

Public input
One written communication was received from Dan Cadena in support of the public safety & essential services tax.

Kevin Platt, Ed Carcarey, Helen Galvan, Willie Galvan, Danny Rios, Jack Owen, Jr., Nancy Stewart, Laurie Tamura, and Margaret Cooper spoke in favor of extending Measure U.

Gale McNeeley spoke in opposition to extending Measure U.

Ignacio Sanchez expressed his disappointment that he had not known about the community survey.

Council discussion
There was general consensus of the City Council to support placing the Measure on the ballot, particularly as City expenses are expected to only increase over the next few years.

Resolution No. 2018-79 was adopted calling for the holding of a General Municipal Election on November 6, 2018, for the election of a Councilmember from District 3 and a Councilmember from District 4 as required by the provisions of the laws of the State of California, and for the submission to the voters for approval of a question relating to the extension of 2012's local funding of Measure U and enhancing the local transactions and use tax to one (1) cent, on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2018-79 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION ON TUESDAY, NOVEMBER 6, 2018, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA AND FOR THE SUBMISSION TO THE VOTERS OF A QUESTION RELATING TO THE RENEWAL OF MEASURE U2012 AND ENHANCEMENT OF THE LOCAL TRANSACTIONS AND USE TAX (SALES TAX) TO ONE (1)-CENT.

Resolution No. 2018-80 was adopted requesting that the Board of Supervisors consolidate the City's General Municipal Election with the Statewide General Election and requesting certain services from the County for the election of a Councilmember from District 3 and a Councilmember from District 4, and the submission to the voters of a question to extend and enhance the local transactions and use tax, on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2018-80 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA BARBARA TO CONSOLIDATE AND RENDER SPECIFIED SERVICES TO THE CITY RELATED TO THE CONDUCT OF THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 6, 2018, WITH THE STATEWIDE GENERAL ELECTION PURSUANT TO §10403 OF THE ELECTIONS CODE.

Resolution No. 2018-81 was adopted establishing regulations for candidates' statements, on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2018-81 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE

OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018.

Resolution No. 2018-82 was adopted setting priorities for filing written arguments regarding the Essential City Services Measure U2018, and directing the City Attorney to prepare an impartial analysis, on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2018-82 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, SETTING PRIORITIES FOR FILING WRITTEN ARGUMENTS REGARDING A CITY MEASURE AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS.

Resolution No. 2018-83 was adopted providing for the filing of rebuttal arguments, on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Resolution No. 2018-83 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS FOR THE CITY MEASURE SUBMITTED AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 6, 2018.

Ordinance No. 2018-07 was introduced for first reading and continued to the next meeting for second reading and adoption, repealing and replacing Chapter 3-8A of Title 3 of the Santa Maria Municipal Code with a Public Safety and Essential Services Transactions and Use Tax, on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2018-07 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, REPEALING CHAPTER 3-8A OF TITLE 3 OF THE SANTA MARIA MUNICIPAL CODE AND REPLACING CHAPTER 3-8A IMPOSING A PUBLIC SAFETY AND ESSENTIAL SERVICES TRANSACTIONS AND USE TAX TO BE ADMINISTERED BY THE DEPARTMENT OF TAX AND FEE ADMINISTRATION.

4-C. FISCAL YEAR 2018-19 HOME CONSORTIUM ALLOCATIONS. The City Council considered approving the use of Fiscal Year 2018-19 HOME Investment Partnership funding for the City of Santa Maria's Tenant-Based Rental Assistance (TBRA) program and the Housing Authority of Santa Barbara County's Residences at Depot Street affordable housing project.

Community Programs Manager Narez gave a presentation as detailed in the Council Agenda Report. The City has participated in the HOME Consortium since 1985. It is the lead agency fiscal agency for the Consortium and the City serves as a sub-recipient of the HOME funds. The City was expected to receive a little more than $286,000 in HOME funds from the County of Santa Barbara during Fiscal Year 2018-19. The fiscal year for the Consortium begins October 1st. Staff proposes that $100,000 of HOME funding be allocated to the City's TBRA program. By approving the proposed allocation, the City could continue offering the TBRA program seamlessly from one fiscal year to another. The remaining funds were proposed to go to the Housing Authority of Santa Barbara County's Residences at Depot Street project which would create 80 affordable housing units for a variety of low income people, including veterans and those dealing with mental and physical disabilities. The funds would help the agency close a construction funding gap and help with leveraging other potential funds. Alternatively, the funds could

go to Peoples' Self-help Housing (PSSH) and their Sierra Madre Cottages project (a 40-unit multi-family affordable senior housing project).

Mayor Patino asked what percent of the Housing Authority units would be available to veterans.

John Polansky, of Santa Barbara County Housing Authority, responded that 8 units of the 80 would be for veterans.

Public input
There were no requests to speak or written communications.

Council discussion
Councilmember Boysen commented that both projects were commendable, but his preference was to allocate funding to Residences at Depot as it was a "shovel-ready" project; whereas, PSSH still needed to receive some tax credit allocations at a later time.

Resolution No. 2018-84 was adopted approving the use of fiscal year 2018-19 HOME funds for the Housing Authority of Santa Barbara County's Residences at Depot Street and the City of Santa Maria's Tenant-Based Rental Assistance Program, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 5-0

AYES:	Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES:	None
ABSENT:	None
ABSTAIN:	None

Resolution No. 2018-84 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING THE USE OF FISCAL YEAR 2018-19 HOME FUNDS TO BE ALLOCATED TO ASSIST THE HOUSING AUTHORITY OF SANTA BARBARA COUNTY'S RESIDENCES AT DEPOT STREET AND THE CITY OF SANTA MARIA'S TENANT BASED RENTAL ASSISTANCE PROGRAM.

PUBLIC HEARING

5-A. OAKLEY APARTMENTS CONCEPTUAL REVIEW. The City Council considered an application for a General Plan Amendment for a vacant 2.2 acre site located at the northeast end of Oakley Court, north of Knudsen Way, and southwest of the Santa Maria Valley Railroad corridor, amending the land use designation from Industrial to High Density Residential.

Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report. The site was surrounded by family homes with industrial uses and a railroad to the north of it. Applicant Dan Blough provided hard copies of the aerial view to the Mayor and each Councilmember. Mr. Blough proposed single story structures in the back of the site closer to the railroad and two-story structures toward the front of the site for a total of 30-units. There would also be a sound wall between the railroad and project. The request this evening was only to receive permission to go forward with the application process.

Applicant Dan Blough stated that the proposed project was much smaller than projects that were previously requested for the same site. He stressed that the surrounding areas were residential and said he did not think it made sense to consider industrial uses on the property.

Councilmember Moats asked about the railroad tracks and their proximity to the site. He also asked about the commercial building to the south of the site and what it might be used for.

Mr. Blough responded that he did not think the railroad tracks would affect the residents adversely. He also said he thought the commercial building to the south would be used as a church or for commercial purposes. He stated he did not believe it would be used for industrial purposes.

Councilmember Boysen commented on prior complaints regarding density in the area and said he wanted to make sure there would be at least an 8-foot sound wall, double or triple paned windows, and enclosures to eliminate any trespassers from crossing the railroad tracks.

Councilmember Waterfield commented that she had been on the Planning Commission when prior projects were rejected and she said she still had the same concerns regarding noise and issues with the proximity of the railroad.

Mr. Blough pointed out that the parking for the site would be up against the sound wall and the units would be placed quite a distance from the wall and railroad. The units would be rentals, so people who did not enjoy living there would be free to find housing elsewhere.

Councilmember Cordero commented that the railroad tracks did not look like they would be any closer to the new site than they currently are to existing residences.

Written communications
Staff received one written communication from the Santa Maria Valley Railroad Company opposing the project.

Public Hearing
Mayor Patino opened the public hearing at 7:16 p.m.

Anthony Cochiolo, representing Imperial Warehouse, LLC spoke against the project saying that his family business is located immediately next to the site. His business has a 35 foot wall between the railroad and their building, and the business runs at all hours of the day depending on customer demand.

Nancy Stewart spoke about how isolated the project would be saying it may end up being a perfect spot for crime and trash accumulation.

Rob Himoto, representing Santa Maria Valley Railroad spoke in opposition to the project, particularly as the railroad plans to begin running 24 hours a day.

Having no other requests to speak, Mayor Patino closed the Public Hearing at 7:28 p.m.

Council Discussion
Councilmember Boysen expressed his disappointment that the Santa Maria Valley Railroad would be running 24 hours a day. He stated he felt residential would be the best use of the property, and he supported going forward with the application.

Mayor Patino expressed concerns about safety and security with the site, and said she was not in favor of going forward.

Councilmember Waterfield expressed concern with the upcoming development of the railroad, and stated she did not favor going forward with the application.

The City Council authorized the applicant to go forward with the application, on motion by Councilmember Boysen, seconded by Councilmember Moats, and carried on the following vote: 3-2

AYES: Councilmembers Boysen, Cordero, and Moats
NOES: Councilmember Waterfield and Mayor Patino
ABSENT: None
ABSTAIN: None

5-B. ZONING TEXT AMENDMENT FOR THE STATE MANDATED WATER EFFICIENCY LANDSCAPE ORDINANCE, TITLE 12 OF THE CITY OF SANTA MARIA MUNICIPAL CODE. The City Council considered a recommendation of the Planning Commission to approve a zoning text amendment incorporating the State's water efficient landscape requirements into Santa Maria Municipal Code Chapter 12-44, Landscape Standards.

Director of Community Development Ng gave a presentation as detailed in the Council Agenda Report. The ordinance is the result of a State requirement. In 1990, the Department of Water Resources first issued landscape standards. In 2006, a more stringent Water Efficient Landscape Ordinance (WELO) was issued. In 2016, Governor Brown directed the Department of Water Resources to make even more stringent requirements, including applicability to more projects, reduced water allowances to projects, and mandatory City reporting. Calculations are based on climate, total area of landscape, plant needs, and irrigation methods and efficiency. The goal is to update the Santa Maria Municipal Code accurately with minimum repeated amendments. This update would apply to new development in the area.

Public Comment
Mayor Patino opened the public hearing at 7:37 p.m. and immediately closed the public hearing having no requests to speak.

Council Discussion
There was no discussion by the City Council.

Ordinance No. 2018-08 was introduced for first reading, and continued to the next meeting for the second reading and adoption, amending Chapter 12-44 (Landscape Standards) of Title 12 of the Santa Maria Municipal Code for the State-mandated water efficiency landscape standards, on motion by Councilmember Boysen, seconded by Councilmember Cordero, and carried on the following vote: 5-0

AYES: Councilmembers Boysen, Cordero, Moats, Waterfield, and Mayor Patino
NOES: None
ABSENT: None
ABSTAIN: None

Ordinance No. 2018-08 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AMENDING CHAPTER 12-44, LANDSCAPE STANDARDS, OF TITLE 12 OF THE SANTA MARIA MUNICIPAL CODE FOR THE STATE MANDATED WATER EFFICIENCY LANDSCAPE ORDINANCE.

Mayor Patino asked what the local water expectations were in the City of Santa Maria.

Director of Utilities Springer responded that the City continues to encourage water conservation. The City also manages to meet State requirements that the City have enough water to meet all of its needs and, thus, does not have a conservation requirement from the State. Staff would re-evaluate the best way to encourage customers and residents to continue conservation efforts. Stage 1 drought restrictions have been adopted limiting watering to certain times of the day, using a shut-off hose to wash a car, etc. The Utilities, Community Development, and Code Compliance Departments would continue to work together with local residents, and on future development to maintain efficient water use in the City.

REPORT BY CITY MANAGER:
City Manager Stilwell reported the next regular City Council meeting would be July 17, 2018. Items on the agenda would include Hometown Heroes; the second reading of both ordinances (Measure U and WELO) introduced tonight; and a Caltrans sustainable transportation planning grant. He added that the August 21st Council meeting may be cancelled as there are no items scheduled on that agenda at this point.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen reported he attended a Central Coast Water Authority meeting.

Councilmember Waterfield reported she attended the Home for Good Funders Collaborative meeting.

Councilmember Moats reported he took the required Ethics training.

Councilmember Cordero reported he attended the Home for Good Funders Collaborative meeting; the Ethics training; the Econ Alliance Forum; and a United Way meeting.

Mayor Patino reported that she attended the SBCAG monthly board meeting; the Airport District meeting; the Annual Meeting of the League of Women Voters; a Mayors and Councilmembers Executive Forum; and a Rotary meeting.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:49 p.m.

APPROVED:

July 17, 2018
Date

M. Beth Cleary
Deputy City Clerk and ex officio Clerk of the City Council

Alice M. Patino
Mayor of the City of Santa Maria

ATTEST:

M. Beth Cleary
Deputy City Clerk